

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: May 16, 2007
Place: Dept of Community Services Conference Room - 3rd Floor - Carmel City Hall
Time: 9:00 AM

9:00 a.m. **Docket No. 07030034 SP: Carlson Corners Secondary Plat**

The applicant seeks approval to plat 4 lots on 10.6 acres. The site is located at 2345 West 141st Street and is zoned S1/Residential. Filed by Reed Carlson.

Chris Badger presented for the petitioner. This project was presented approximately 2 years ago. It is a small 4 lot minor sub division and the owners of the property are all members of the Carlson family. Lot 1 has a home built on it by a Carlson family member. We have 3 more lots to finish. Mounding has begun and we have been asked to either bond or complete the drawings. It has been decided to complete the drawings. We have come today to make sure that there were no other comments.

At this time the Committee indicated that there were further comments.

Mr. Badger indicated it the plan of the petitioner to review comments, get changes made, return for plan approval and start construction this summer.

Greg Hoyes - Hamilton County Surveyor's Office, received plans late last week and has not had an opportunity to review. That there may be some minor changes required due to new Phase II rules.

Chris Badger – indicated that the last time he spoke with Greg regarding Item 11 which had not been addressed since the 2004 TAC meeting. This has been addressed. Mr. Badger and Mr. Carlson did a walk of the property and verified that 22 ft from center line to the new relocated legal drain which is on the south side of 141st street and this was put in during a Pittman development. There is a fee still needing to be paid for their contribution to that drain and we have relocated the 75 ft. legal drain.

Greg Hoyes - Hamilton County Surveyor's Office, will review and get a comment letter later this week.

Gary Hoyt - Carmel Fire Department, no issues with this.

Scott Brewer – DOCS indicated he had sent an email yesterday.

Mr. Badger indicated he had received the email and will be checking with Scott on the root flare detail and they will meet later to discuss.

Mr. Badger and Scott discussed the buffer zone that was put in by IPL. When lines were put in, they also put in a row of pines all along Lot 1 along the road, so that serves as an existing buffer. So on one requirement that states we need to have buffering on all four sides I would request that would be considered for existing buffering and if needed Mr. Badger could write a waiver.

Scott Brewer indicated that Mr. Badger should review the ordinance which will state that existing trees cannot take the place of new buffers. Scott indicated that even though there are existing trees, the petitioner is also responsible for buffering. The possibility of a waiver was discussed. 50 ft. easement on the south ft. of Lot 4 ingress/egress/utility to get back to the utilities. Come up with total planting count.

Nick Redden- Engineering does not have a copy of plans and questioned if any changes have been made to the plan since the February 2004 TAC recommendations.

Mr. Badger indicated he has a letter; he will issue a response ASAP. If Engineering has any further comments please get them to him at the earliest convenience.

David Littlejohn-DOCS, a chance to briefly review plan. ADA ramps are required and 10 ft. walkways are required on the Towne Rd. and 141st St.

Christine Barton-Holmes-DOCS, when we receive final drawings we will need docket numbers on the drawings, and a state map. Christine will check ordinance for grade point for driveway and street for the frontage road. If you are going to have signage we will need the sign details. **Mr. Badger** indicated that this will be left up to the developer. He may want a temporary sign for sales and may want to monument it.

Angie Conn – DOCS, no comment at this time.

Mr. Badger questioned fees for water and sanitary. He will contact the appropriate departments. He also presented the possibility of this development being gated. He will contact the Fire Department if this occurs.

END

9:10 a.m.

Forest Glen, Lot 3 - Printing Plus

The applicant seeks the following use variance & development standards variance approvals for an office use in a residential district:

Docket No. 07040009 UV Section 6.01 permitted uses

Docket No. 07040010 V Section 2.09 compliance with Thoroughfare Plan

The site is located at 2110 E 96th St. and is zoned S-2/Residence. Filed by Rex Neal.

Rex Neal petitioner is presenting for himself. He is requesting to move his office to this location. No changes in the structure or the land, all we have are computers. The Company produces plastic cards for photo ID's, colleges and high schools. There are 3 part-timers and myself. No heavy trucks or customers. Most business is out of town. We service primarily national and international sororities and fraternities providing them with ID cards. The traffic would be just like any other residential home in the neighborhood. No need to expand parking, etc. Mr. Neal indicated that he has increased the value of other properties he has owned. He feels that with the improvements he would make, it would not only increase the value of his property, but also the property in the area.

Greg Hoyes - Hamilton County Surveyor's Office, No objection to the use variance.

Gary Hoyt - Carmel Fire Department, No problem with the variance.

Scott Brewer – DOCS, questioned if any changes were going to be done to the landscape. Mr. Neal indicated no, Mr. Brewer had no objections.

Nick Redden- Engineering, No objections.

Ryan Hartman – CTRWD, We have no issues with the variance. Ryan did ask if any hazardous waste that will need to be disposed of. Mr. Neal answered no. No further issues.

David Littlejohn-DOCS, No objections

Christine Barton-Holmes-DOCS, no comments at this time

Angie Conn – DOCS, no comment at this time'

Mr. Neal asked the Committee for any input on any issues he may encounter with neighbors. Members indicated that the issue of most concern to neighbors is that this is a residential neighborhood and that once a house is converted from a residential to a commercial property, it opens the door for others to do the same. However, since his business is very low intensity, it may not encounter problems, but this will be ultimately be the decision of the Board, who will review what the petitioner presents, the Department report and any concerns from the neighbors.

END

9:25 a.m. **Docket No. 07030037 DP/ADLS: West Carmel Marketplace - Burger King**
The applicant seeks site plan and design approval for a proposed restaurant building. The site is located at 9853 N Michigan Rd, and is zoned B-3/Business within the US 421 Overlay. Filed by Richard Sampson of Burger King Corp.

Mike Dauss presented for the petitioner, he is accompanied by Richard Sampson of Burger King Corp. The development of an out lot in front of the Home Depot as part of West Carmel Marketplace. It is the out lot adjacent to Noble Roman's. The intent is to develop this lot as a Burger King restaurant and we have revised the prototype to use materials that is similar to the other buildings.

Greg Hoyes - Hamilton County Surveyor's Office, sent a comment letter. We need an outlet permit, drainage calculations. Greg indicated he knew that the engineers have been working with them.

Gary Hoyt - Carmel Fire Department, Due to his recent vacation, he has not had an opportunity to review the plans. Asked a couple of standard questions – will the building be sprinkled – Mr. Dauss said no, that the only fire suppression would be connected to the hood. No fire alarm.

We are requesting a Knox Box. Gary gave instruction on how to access the form on line.

Scott Brewer – DOCS has received plans and has not had time to write a comment letter yet. Scott will send letter as soon as possible outlining concerns and making recommendations for replacements. Scott also recommends that the petitioner review the 421 Overlay.

Nick Redden- Engineering, this is outside of the engineering department's jurisdiction.

Ryan Hartman – CTRWD, sent a comment letter and all issues have been addressed and just waiting for a sewer application.

David Littlejohn-DOCS, sent a letter. Bike parking and ADA compliant crosswalks are required.

Christine Barton-Holmes-DOCS, no comment at this time.

Angie Conn – DOCS, sent you a letter.

Mike Dauss; asked if any specific requirements exist for the awning material. Christine stated that it is required to be cloth. Mr. Dauss also reviewed other comments.

END

9:40 a.m.

**Docket No. 07040021 DP/ADLS: Carmel Science & Tech Park, Blk 11, Lot 3 –
Irwin Union Bank**

The applicant seeks site plan and design approval for a bank building.

The site is located at the 700 block of West Carmel Dr. and is zoned M-3/Manufacturing.

Filed by Jim Shinaver of Nelson & Frankenberger for Irwin Union Realty Corp.

Jim Shinaver an attorney with the law firm of Nelson & Frankenberger presented for the petitioner. Accompanying him was Brandon Murray and Gary Burke from Schnieder Engineering. This will Lot 3 in the Carmel and Science Tech Park and is situated between City Center Drive and Carmel Drive this will be a bank building of a little more than 5800 sq. ft. which will also have a drive through facility for the bank.

Greg Hoyes - Hamilton County Surveyor's Office, sent a comment letter to Gary requesting an outlet permit and changes to the plans.

Scott Brewer – DOCS, has not had a chance to send a letter on this project yet. I did not see any problems.

Nick Redden- Engineering, We are still reviewing the plans and we will get our comments to you as soon as we are able.

Ryan Hartman – CTRWD, sent a comment letter to Brian. Need to receive a new set of plans and a sewer application.

David Littlejohn-DOCS, sent a comment letter. Bike parking is required, also an asphalt path on City Center and Carmel Drive. **Gary Burke** indicated that REI will be responsible for the path. David asked that this be noted on the plans. Please show ADA compliant ramps.

Christine Barton-Holmes-DOCS, the Department comment indicates that it would like the petitioner to move the building forward, even if it is only one row of parking spaces, since it is such a distinctive building, the Department would like to see it moved forward closer to City Center Drive.

Angie Conn – DOCS, has sent an email. Asked if the right-of-way could be labeled

END

9:55 a.m.

Docket No. 07040022 PP: Justus Business Park, lots 1-2

The applicant seeks primary plat approval for 2 lots on 7.298 acres.

The site is located at the southeast corner of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay.

Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.

**Docket No. 07040023 DP Amend/ADLS Amend: Justus Business Park, lot 2 –
Justus Office Building**

The applicant seeks site plan & design approval for an office building. The site is located southeast of 136th St. and Pro Med Lane and is zoned B-6/Business within the US 31 Overlay. Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.

Paul Reis, Attorney with Bose McKinney & Evans presented for the petitioner. He was accompanied by Chris Miller of Justus Homes; Rich Taylor and Rick Reynolds from EMH&T the engineers for the project. Previously proposed was an office building and town homes, however this plan was unsuccessful. At this time we have moved the office building to where the town homes were going to be. The landscape buffer is being left intact. We are selling off the parcel

to the north and to the west for a potential proposed Holiday Inn, which is causing us to come in for the primary plat. Mr. Reis indicated that he understood that the hotel project has already been through the TAC process as well.

Greg Hoyes - Hamilton County Surveyor's Office - No comments.

Scott Brewer – DOCS, has not sent a letter at this time. Scott had a question regarding the retaining wall, is the low side the parking lot or is the low side the woods? The petitioner indicated that the low side is the woods. Scott asked if the engineering would work as well if you shifted the drainage collection area over towards the woods along that the side instead of the middle. Discussion was held relative to the location of the walls. Scott will discuss this with the petitioner at a later time. Scott asked about pervious pavers. The petitioner indicated that storm water management approach proposed to Carmel engineering is low impact design using bio-retention and using permeable pavement at this time it is generic, but will probably be permeable concrete rather than pervious pavers. This will be used in the main entryway and also for the recessed patio area on the north side.

Nick Redden- Engineering We are still reviewing the plans and we will get our comments to you as soon as we are able.

Ryan Hartman – CTRWD, outside of service area.

David Littlejohn-DOCS, sent a letter. You need to show ADA compliant ramps at all crossings, and bicycle parking will be required.

Christine Barton-Holmes-DOCS, only comment at this time is within the US 31 overlay. EFIS is not a permitted material within the Overlay, you may use brick, pre-cast, cast stone, stone.

The petitioner indicated that the building has already been approved. There was no problem with the EFIS at that time. The only change on this building is that the site has been changed slightly.

Discussion was held regarding the ordinance regarding materials. Wording will be changed in the ordinance to indicate that EFIS is not permitted. Since this property was approved prior to any change, it will be approved for EFIS.

Angie Conn – DOCS, sent you a letter Discussion relative to emergency access was held. This will be added to the plat.

END

10:10 a.m. **Docket No. 07040024 DP: 1328-1440 W. Main Street**

The applicant seeks development plan approval for five buildings.

The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned Old Meridian Special Use (OMSU), S2, and is within the US 31 Overlay, pending a B-6/Business Rezone. Filed by Jamie Browning of Browning Real Estate Partners.

Gene Valanzano of Baker and Daniels presented for the petitioner. Accompanying him are, David Lach with Cripe, and Brian Walsh, with Browning Investments who is standing in for Jaime Browning.

Mr. Valanzano indicated that currently there is rezoning going through the process it is about 20 acres on US 31 and west Main St. Since procedures have changed in Carmel the petitioner can't file for a primary plat approval, so they have filed for a DP to get the concept plan and layout approved. The petitioner is asking for initial approval for entrance location, street configuration and basic drainage location for a 5 lot commercial subdivision. Construction plans for all the utilities and infrastructure for all the buildings will all be presented at a later date with ADLS application. After this approval the petitioner will work to market the site.

Greg Hoyes - Hamilton County Surveyor's Office, sent a letter. It is a regulated drain water shed, it does have a existing regulating drain through the site. On the plans there were some allowable discharges there are bit off of our calculation. We have concerns about the detention ponds being in possible future right-of-way of S.R. 31 upgrades, we would not want to see ponds put there and removed in the future, which would leave no detention remaining for this site. The County and Carmel Storm Water manual requires a 50 ft. separation from the top of the bank to ponds to the right of way line of 31 or any public right-a-way . This will have to meet all requirements of the storm water manual and at this point we have reviewed this as a DP but until we have more information it is difficult to grant approval. We will review again.

Scott Brewer – DOCS, met with Jamie Bowning on site a couple of days ago, and sent an email yesterday. Scott indicated that he has some problems with the concept design to the US 31 overlay and some areas that have been ignored. Distributed a handout with concern.

Nick Redden- Engineering We are still reviewing the plans and we will get our comments to you as soon as we are able.,

Ryan Hartman – CTRWD, outside of service area.

David Littlejohn-DOCS, sent a letter to Chris. Old Meridian District section indicates that all streets and alleys should be dedicated to the City. Bicycle parking will be required. All internal sidewalks should be connected to each other, and to the multi-use paths south of the property. All crosswalks must be ADA compliant.

Petitioner indicated that he had a meeting with Matt Griffin and Mike Hollibaugh and they had determined that the streets did not have to be dedicated to the city, because they were access only. Will re-label of interior access drive.

Christine Barton-Holmes-DOCS, to reiterate what Scott Brewer said, there is a 65% lot coverage within the overlay, and it appears that you are over that, so this would require a variance, but rather than request a variance, the Department would like to see you do something a little more creative with the site design. It may mean some structured parking just to open up space and doing more permeable pavements. In regards to the detention basins, where they end up, staff and the Plan Commission have asked that they be more actual water features, that they have some landscaping, some of the aeration features be more organic rather than just a box with water in them.

The petitioner stated that the basins are planned to be dry basins, not wet basins they will serve a dual purpose for storm water drainage as well as water quality treatment. Planting will be in the bottom of the basins.

Angie Conn – DOCS, sent a letter and has no further comments at this time.

END

10:25 a.m. Docket No. 07040024 SP: Westmont, Section 1

The applicant seeks approval for plat 41 lots on 48.32 acres. The site is located at 2000 W 136th St. and is zoned S1/Residence, pending rezone to PUD/Planned Unit Development. Filed by Steve Broermann of Platinum Properties, LLC.

Ken Brasseur of Platinum Properties, LLC – due to the fact that this project has been sent back to the Plan Commission Sub-Division Committee for further review, he requested that this item be tabled until June.

10:40 a.m. Docket No. 07050002 TAC: Indiana Design Center – Parcel 12

The applicant seeks approval to construct a building and parking area. The site is located at 200 S Range Line Rd, and is zoned B-1/Business within the Carmel Dr – Range Line Rd Overlay. Filed by Kirt Moody of CSO Schenkel Shultz.

Les Olds, Director of the Carmel Redevelopment Commission presented for the petitioner. He was joined by Bob Olson of CSO, Inc., Kirt Moody, CSO. This is a joint venture project between the CRC and Pedcor development. It consists of a two-story building and a very large underground garage area. In the concept of what is being done, we are adding to the project a public street that goes in the east/west direction part of it going under the building, we anticipate this project will have parallel parking on Rangeline Road, and adjacent street which is 1st Ave. S.W. is going to be totally rebuilt for the whole block, that is going to be a project that is going to be assigned to the City engineer, Mike McBride will be responsible for doing that. In the project we are going to be dedicating the property for the new east/west street to the city, we will dedicating additional right-of-way on both the north/south roads on both sides. We have some additional alley easements that are in there. We are working with Duke Energy on their existing poles as well as some pole relocation. We are asking you to consider. We are breaking new ground in this area, by working with the property owners in the adjacent area, providing them access to this new east/west street from the rear portion of their building and again on 1st Ave S.W.. we will be doing a major improvement with diagonal parking. As we go thru there all the existing buildings on the west side of the street will be somewhat affected by what we do, because they have illegally been using City right-of-way for 40 years and as we get in there. Site excavation has started.

Greg Hoyes - Hamilton County Surveyor's Office, sent a letter – no detention, have spoke with Mike McBride and he has some suggestions.

Scott Brewer – DOCS,

Nick Redden- Engineering has not received a set of plans – he will check with Gary Duncan and Mike McBride

Ryan Hartman – CTRWD, outside service area.

David Littlejohn-DOCS, did not receive plans but has prepared a letter. Transportation ordinance requires bike parking, 5 for every 100 parking spaces. Also please note ADA compliant ramps on the plat.

Christine Barton-Holmes-DOCS, no comments at this time.

Angie Conn – DOCS, no comments at this time.

Docket No. 07050008 TAC: Carmel High School

The applicant seeks to construct a 2200-square foot support building for the tennis center; resurface the tennis courts; add accessible seating to the stadium; and do minor interior renovation work.

The site is located at 520 East Main Street and is zoned SU/Special Uses.

Filed by Allen Cradler of Fanning Howey Associates, Inc for Carmel Clay Schools.

Allen Cradler spoke for the petitioner. The summer plan for the Carmel Clay schools is various improvements on the campus, which includes resurfacing the tennis courts, a small handicapped seating platform at the north end of the home side of the football stadium, one construction project is for a building of just over 2000 sq. ft. adjacent to the tennis courts to include a locker room, a meeting room, office, storage and some rest

rooms, Has paved walks, utilities are picked up from the stadium visitors side grandstand. Some interior remodeling of 3 rooms adjacent to the field house.

Greg Hoyes - Hamilton County Surveyor's Office, no concerns.

Scott Brewer – DOCS, asked for details on the moving of 6 trees, asked for a copy of the plan.

Nick Redden- Engineering no comments at this time

Ryan Hartman – CTRWD, not in our jurisdiction.

David Littlejohn-DOCS, prepared a letter. The Department would like to see bike parking.

Christine Barton-Holmes-DOCS, no comments

Angie Conn – DOCS, no comments at this time.

END